

CERTIFICATE OF APPROPRIATENESS

Application Date: March 2, 2016

Applicant: Gail Shorre, Morningside Architects, for Ray & Viola Torgerson, owners

Property: 4010 Pineridge Street, Lot 14, Block 124, North Norhill Subdivision. The property includes a historic 1,868 square foot two-story wood frame, single-family residence and detached carport situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Contributing Bungalow residence, constructed circa 1930, located in the Norhill Historic District.

Proposal: Alteration – Remove the existing second story from a previously constructed addition and construct a new roof and one-story side addition to be located behind the existing residence.

See enclosed application materials and detailed project description on p. 4-15 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received at this time.

Recommendation: Approval

HAHC Action: Approved

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval

Effective: March 24, 2016



**PLANNING &
DEVELOPMENT
DEPARTMENT**

COA valid for two years from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

APPROVAL CRITERIA**ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

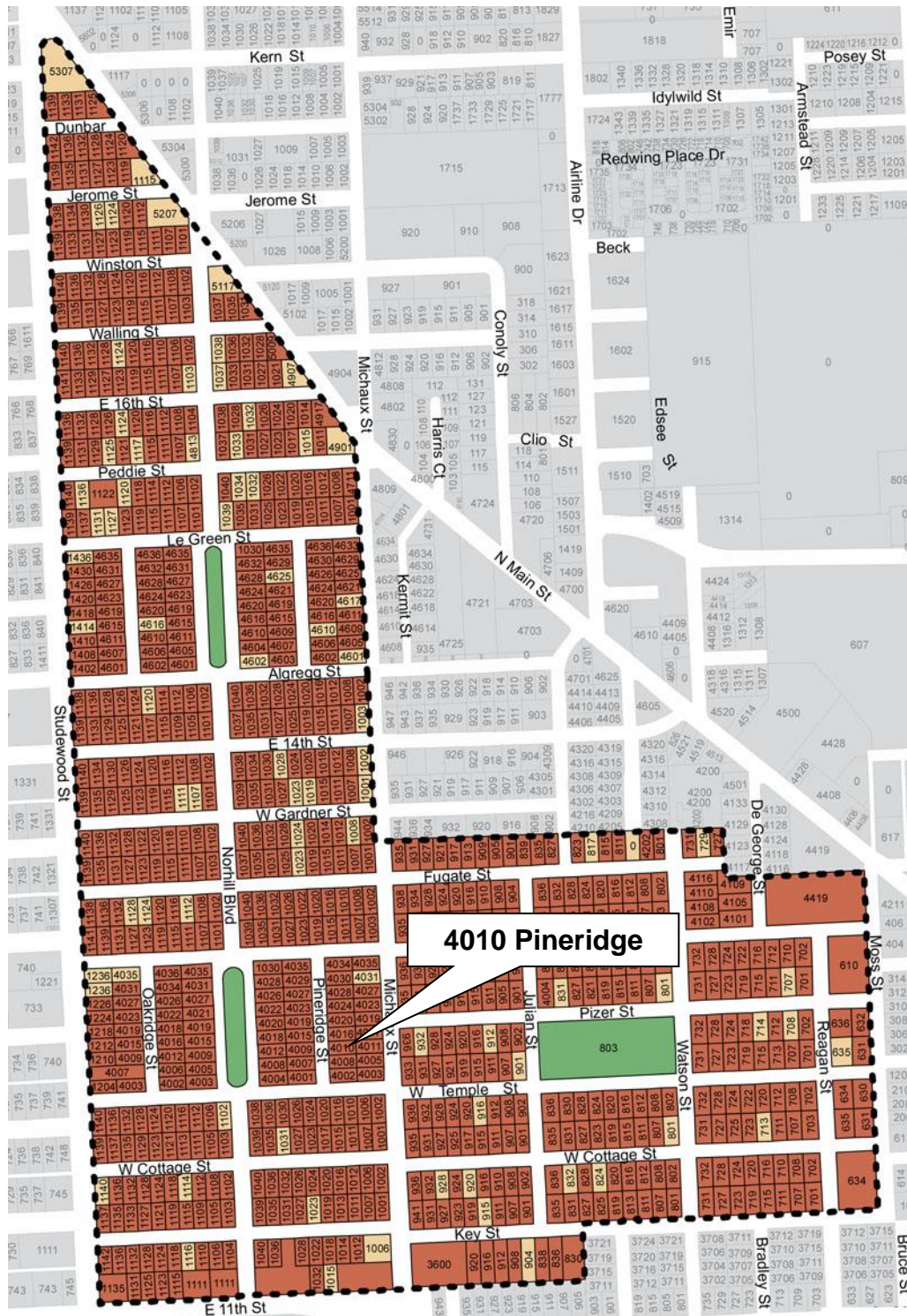
Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

| S | D | NA | S - satisfies | D - does not satisfy | NA - not applicable |
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- (1) The proposed activity must retain and preserve the historical character of the property;
- (2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
- (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;
- (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
- (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
- (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;
- (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;
- (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;
- (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements and must be compatible with the size, scale, material and character of the property and the area in which it is located;
- (10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
- (11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.



PROPERTY LOCATION
NORHILL HISTORIC DISTRICT

**Building Classification**

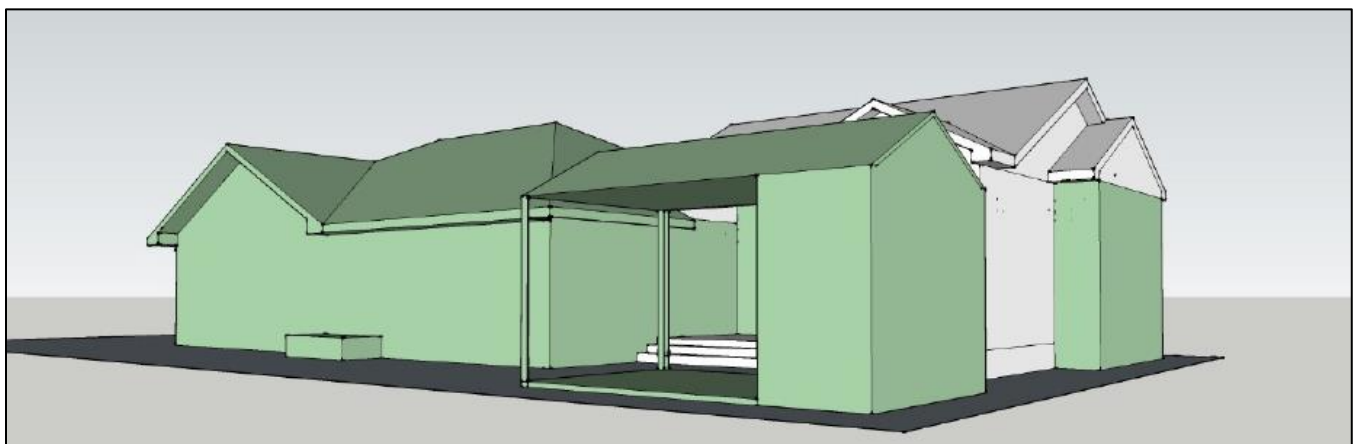
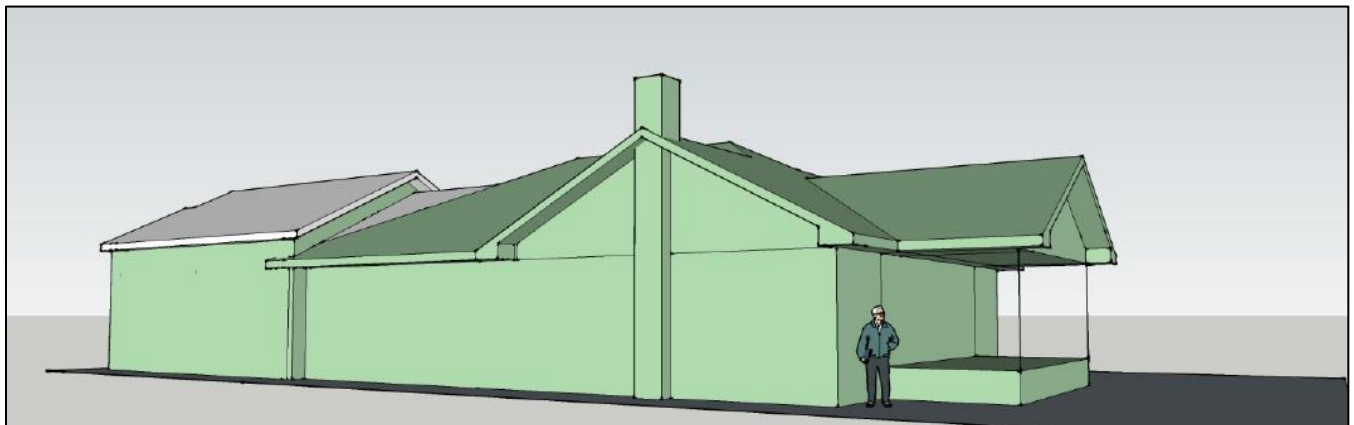
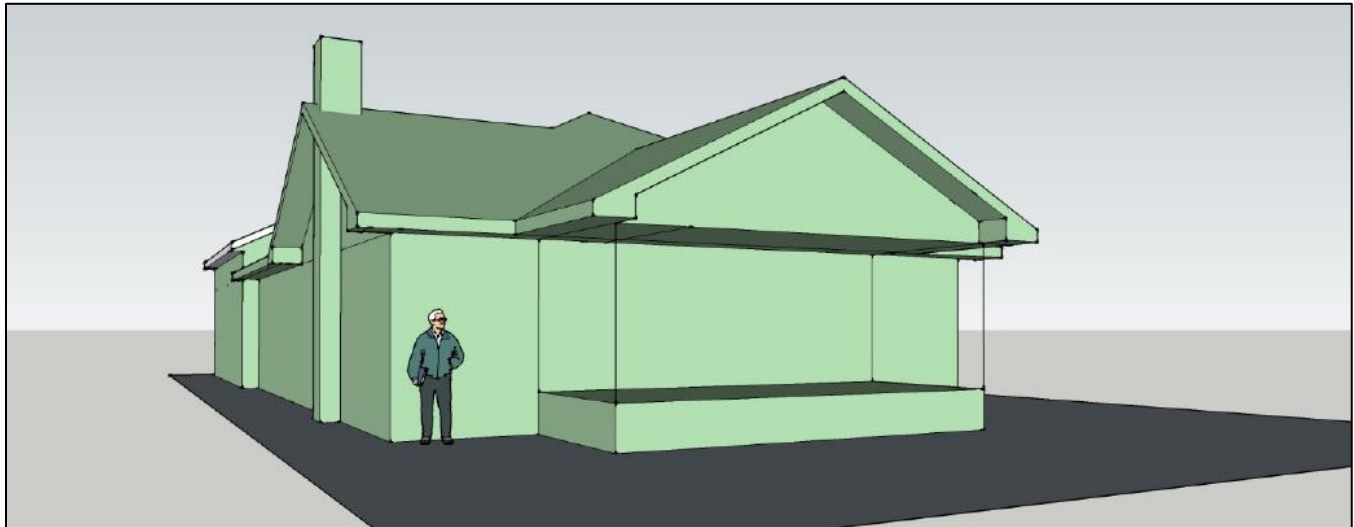
- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



3D RENDERINGS

PROPOSED



WEST ELEVATION – FRONT FACING PINERIDGE STREET

EXISTING



PROPOSED

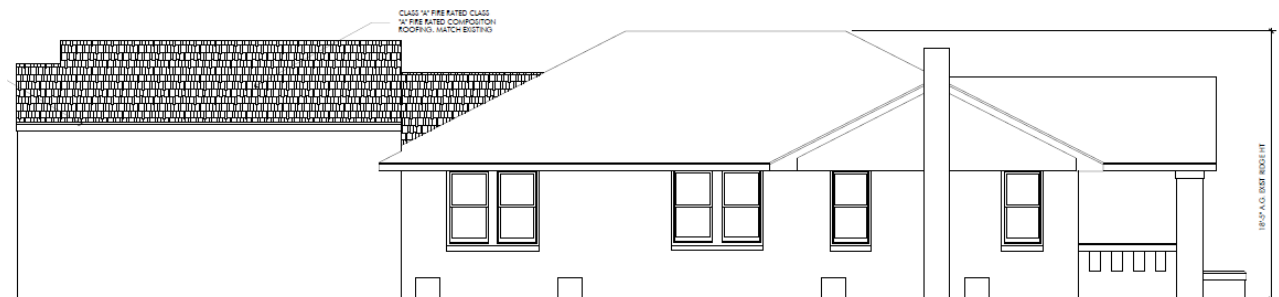


NORTH SIDE ELEVATION

EXISTING



PROPOSED



SOUTH SIDE ELEVATION

EXISTING

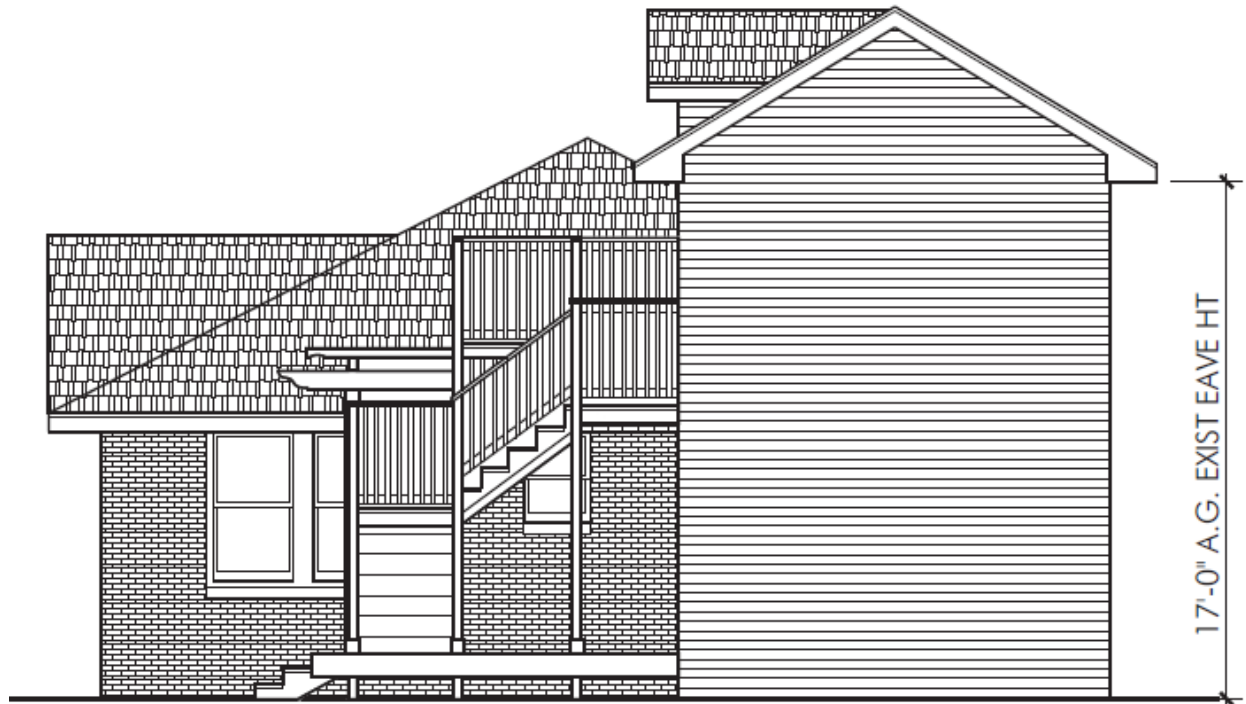


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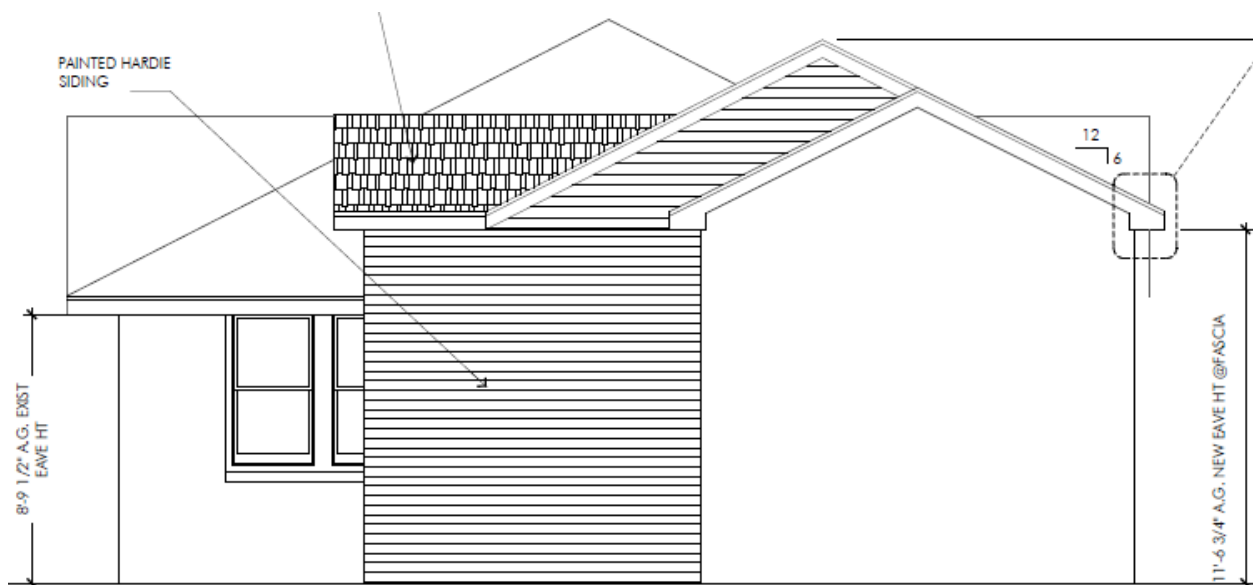


EAST (REAR) ELEVATION

EXISTING



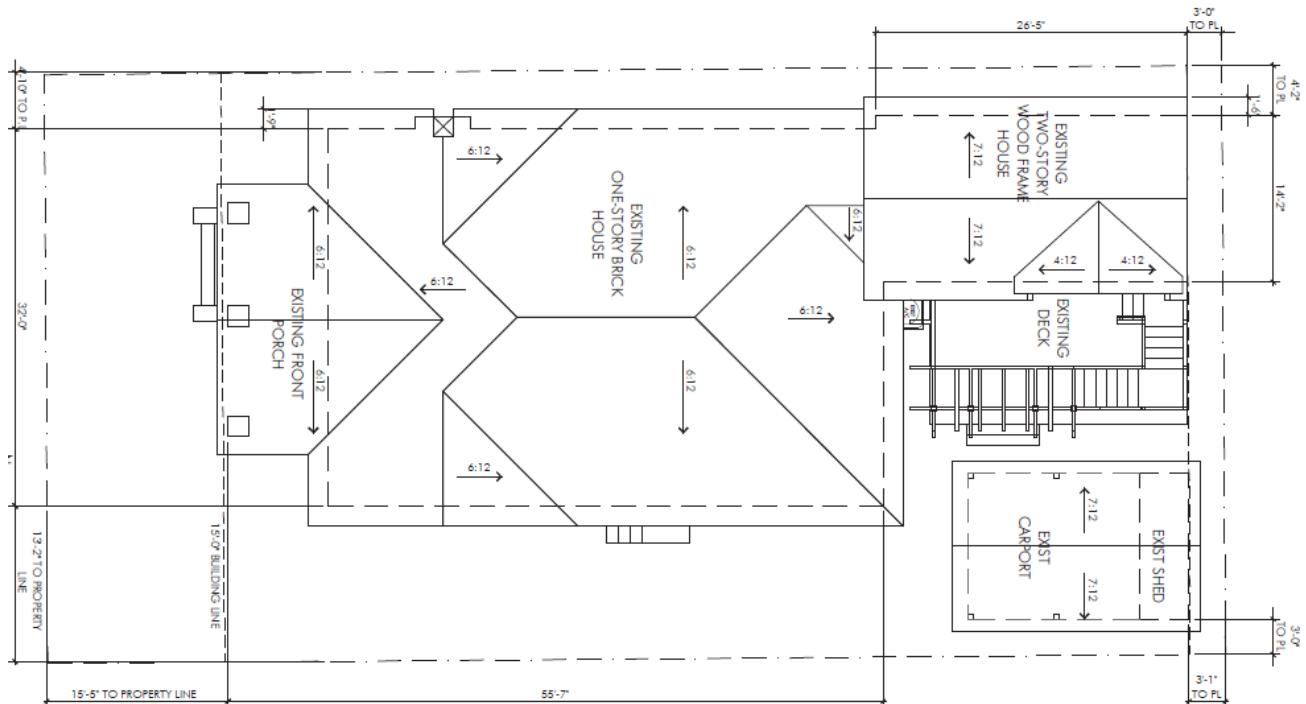
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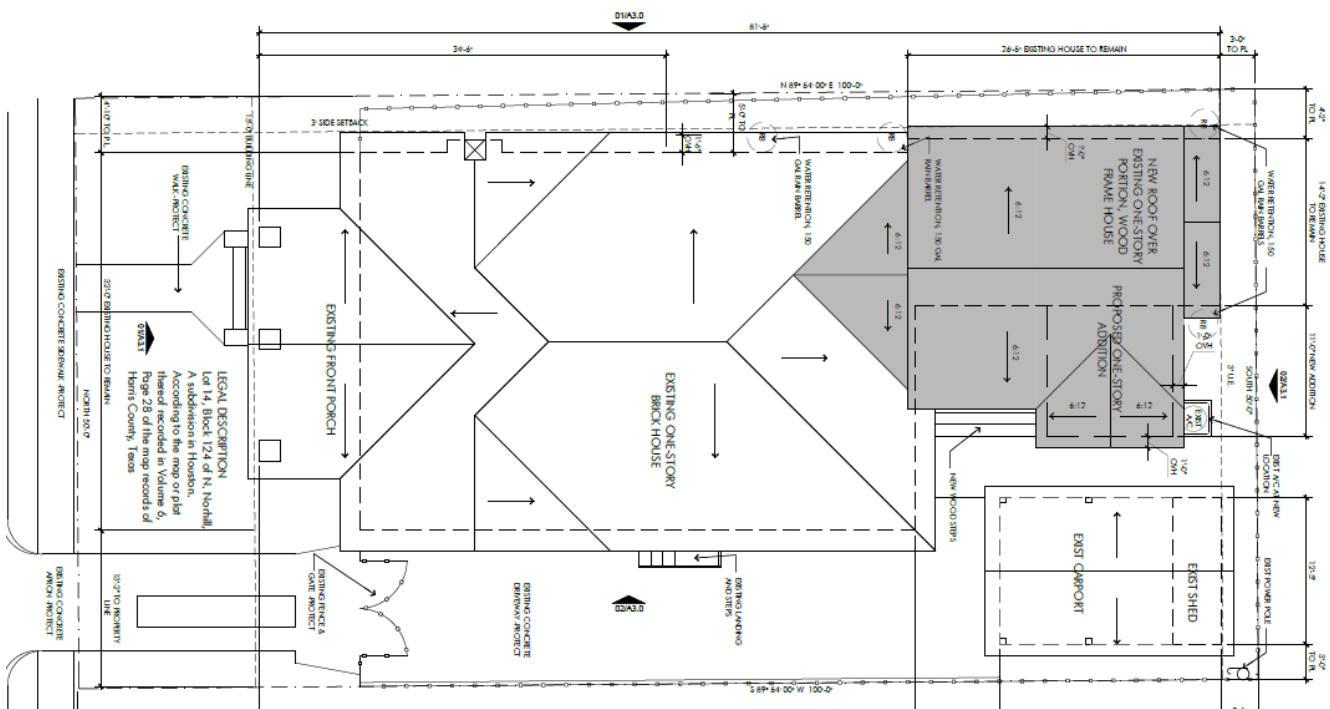


SITE / ROOF PLAN

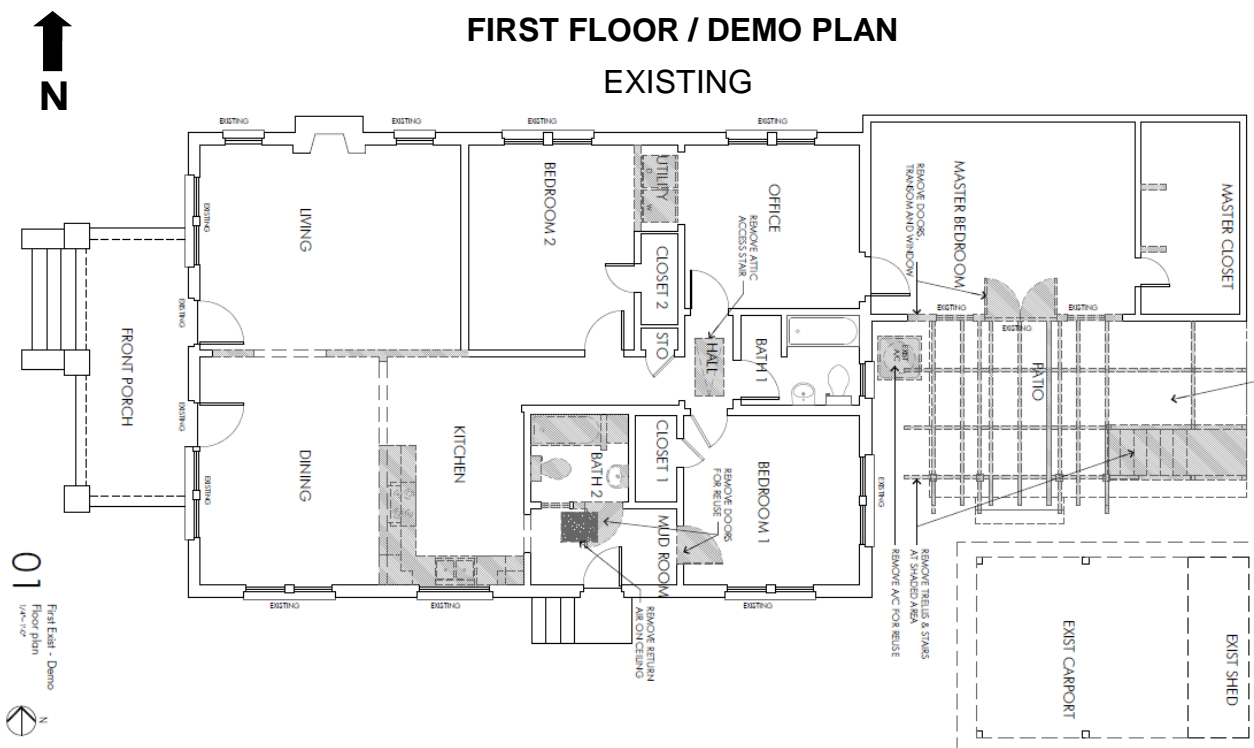
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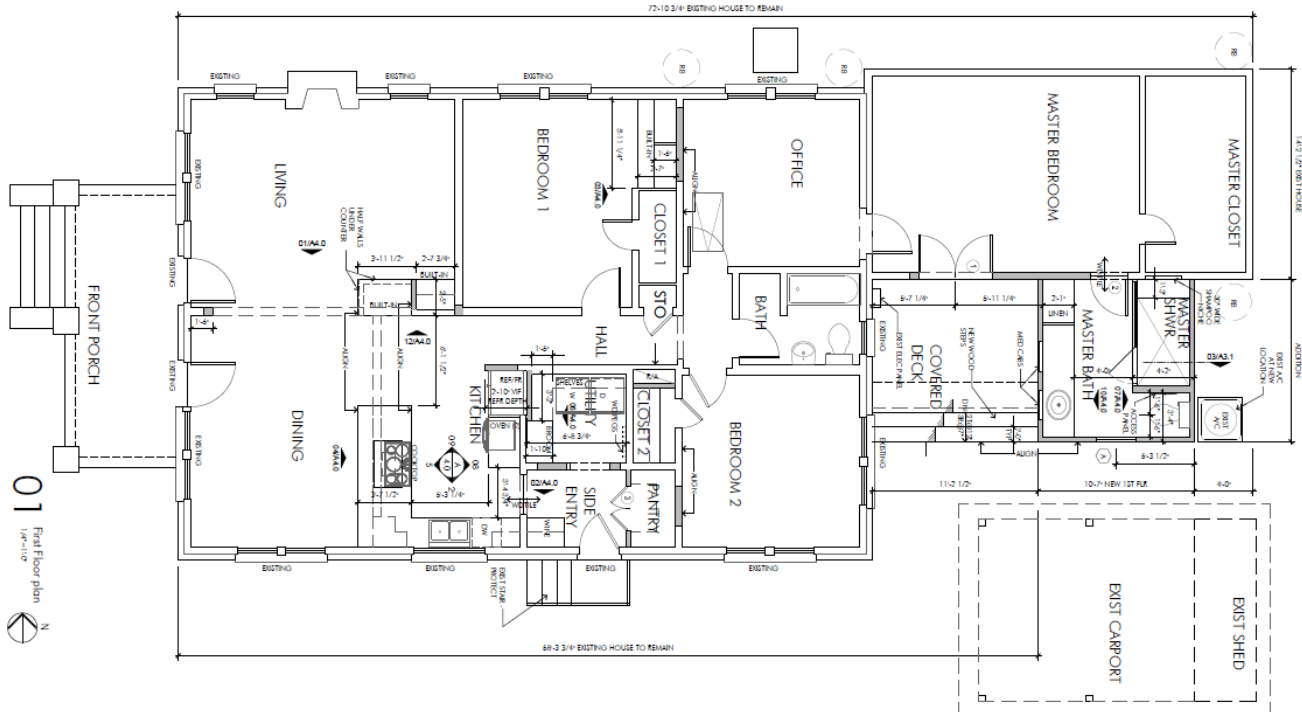
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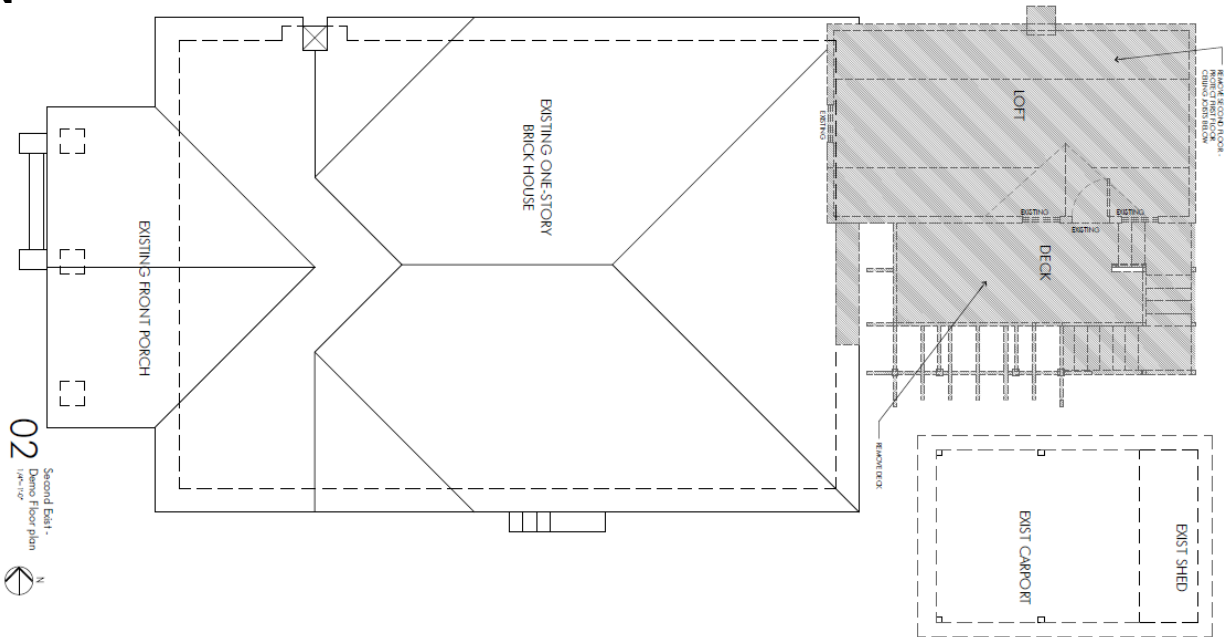
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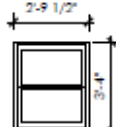


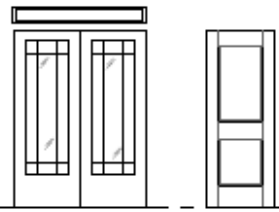
SECOND FLOOR / DEMO PLAN

EXISTING



WINDOW / DOOR SCHEDULE

| WINDOW TYPES PROPOSED | JELD-WEN TRAD PLUS WINDOWS | 1/4" = 1'-0" |
|--|----------------------------|--------------|
|  <p>WINDOW TYPE "A" DOUBLE HUNG WOOD FRAME WINDOW WITH LOW-E INSULATED GLASS</p> <p>ALL WINDOWS JELD-WEN, TRADITION PLUS PRODUCT LINE OR BETTER, OR OTHER MANUFACTURER FROM EQUAL OR BETTER PRODUCT LINE UNLESS OTHERWISE NOTED</p> <p>TYPICAL ALL WINDOWS: SHGC 0.28 & U VALUE 0.31, UNLESS NOTED OTHERWISE</p> <p>MOUNT FIRST FLOOR WINDOWS TO MATCH EXISTING, UNLESS NOTED OTHERWISE</p> <p>SEE FLOOR PLANS FOR LOCATIONS REQUIRING TEMPERED GLAZING</p> | | |

| DOOR TYPES PROPOSED | 1/4" = 1'-0" |
|---|--------------|
|  <p>TYPE "A" EXTERIOR 4-PANE, PAINT GRADE WOOD DOOR AND TRANSOM (TEMPERED GLAZING)</p> <p>TYPE "B" INTERIOR 2-PANEL PAINT GRADE WOOD DOOR</p> | |

| DOOR SCHEDULE PROPOSED | | | | | | | |
|------------------------|-----------|----------|--------|----------|----------|---|---|
| DOOR NUMBER | DOOR TYPE | WIDTH | HEIGHT | MATERIAL | FINISH | DOOR HARDWARE | |
| 1 | A | PR 2'-6" | 6'-8" | Wood | Paint | Double cylinder deadbolt. Weather stripping | |
| 2 | B | 2'-6" | 6'-8" | Wood | Paint | Privacy Lock | |
| 3 | B | PR 1'-6" | 6'-8" | Wood | Paint | Passage Lock | |
| FINISH SCHEDULE | | | | | | | |
| ROOM NAME | FLOOR | BASE | CROWN | WALLS | CEILING | CEILING HEIGHT | REMARKS |
| Covered Deck | Wood Deck | --- | --- | --- | PTD. BDB | 7'-0 1/2" | |
| Dining | Wood | PTD. | --- | PTD. DW | PTD. DW | Exist | RE: plans and interior elevations for millwork. |
| Living | Wood | PTD. | --- | PTD. DW | Exist | Exist | RE: plans and interior elevations for millwork. |
| Kitchen | Wood | PTD. | --- | PTD. DW | PTD. DW | Exist | RE: plans and interior elevations for millwork. |
| Side Entry | Tile | PTD. | --- | PTD. DW | PTD. DW | Exist | Repair cng & walls as req'd. |
| Pantry | Tile | PTD. | --- | PTD. DW | PTD. DW | Exist | Repair walls as req'd. |
| Utility | Tile | PTD. | --- | PTD. DW | PTD. DW | Exist | RE: plans and interior elevations for millwork. |
| Bedroom 1 | Wood | PTD. | --- | PTD. DW | PTD. DW | Exist | RE: plans and interior elevations for millwork. |
| Bedroom 2 | Wood | PTD. | --- | PTD. DW | PTD. DW | Exist | Repair wall as req'd. |
| Closet 2 | Wood | PTD. | --- | PTD. DW | PTD. DW | Exist | Repair wall as req'd. |
| Office | Wood | PTD. | --- | PTD. DW | Exist | Exist | Repair wall as req'd. |
| Master Bedroom | Wood | PTD. | --- | PTD. DW | Exist | Exist | |
| Master Closet | Wood | PTD. | --- | Exist | Exist | Exist | |
| Master Bath | Tile | PTD. | --- | PTD. DW | PTD. DW | 9'-0" | RE: plans & int. elevs. for millwork. |
| Master Shower | Tile | Tile | --- | Tile | Tile | 8'-0" | Furr down cng. |

PROJECT DETAILS

Shape/Mass: The existing residence is 32'-8" in width, 81'-5" in depth, and has a ridge height of 22'-9". The original portion of the structure is 55'-7" in depth and has a ridge height of 18'-5". The original addition extends 1.2' to the north of the original structure and the proposed addition will maintain this existing wall.

The proposed addition will remove the second-story of the previously constructed rear addition and rebuild a new one-story roof and side addition behind the existing structure. The proposed addition will have a total width of 25'-2" and a total depth of 26'-5". An 11'-0" wide by 10'-7" extension will be built out to the south. The southern extension will be inset 4'-0" from the existing rear wall of the addition. The proposed addition will have a ridge height of 17'-9" at the main ridge and 15'-3½" at the secondary ridge. See drawings for more detail.

Setbacks: The existing residence has a west (front) setback of 15'-5"; a south side setback of 9.2'; a north side setback of 4.1' and an east (rear) setback of 3.0'.

The existing original structure is to remain and the setbacks will not be altered. The proposed addition will have a front (west) setback of 71'-0"; a south side setback of 20'-8"; a north side setback of 4'-2"; and a rear (east) setback of 3'-0". See drawings for more detail.

Foundation: The existing residence features a pier and beam foundation with a finished floor height of 2'-1". The proposed addition will have a pier and beam foundation with a finished floor height of 2'-1" to match existing. See drawings for more detail.

Windows/Doors: The existing residence features wood 1-over-1 double-hung windows. All windows on the existing portion of the house are to remain and will not be altered.

The proposed addition will have wood 1-over-1 double-hung windows. See window/door schedule and drawings for more detail.

Exterior Materials: The existing residence is clad in brick and wood siding with a 5" reveal. The proposed addition will be clad in cementitious lap siding with a reveal of 5". See drawings for more detail.

Roof: The existing structure features a combination front gable and hip with a composition shingle roof with a pitch of 6:12, 7:12, and 4:12. The existing residence has an eave height of 17'-0" (the original portion of the house has an eave height of 8'-9").

The proposed addition will have a hipped composition shingle roof with a pitch of 6:12 and an eave height of 11'-6". See drawings for more detail.

Front Elevation: The existing structure contains two doors and two pairs of 1-over-1 windows on the first floor and one 1-over-1 window on the second floor.

(West)

Only the peak of the roof of the addition will be visible behind the existing roofline. See drawings for more detail.

Side Elevation: The existing structure contains six 1-over-1 windows on the first floor. The second-story addition does not feature any fenestration.

(North)

The proposed addition will not feature any fenestration on the north elevation. See drawings for more detail.

Side Elevation: The existing structure contains six 1-over-1 windows, two 6-lite windows and three doors. The alteration relocated the two doors on the addition, adds two 1-over-1 windows and adds a dormer with a 1-over-1 window.

(South)

The proposed addition will have a French door and a single 1-over-1 window. See elevations for details.

Rear Elevation: The rear elevation of the residence is not visible from the public Right-of-Way. See drawings for more detail.

(East)